

TEXAS AVENUE CORRIDOR STUDY  
PROPERTY INVENTORY SURVEY FORM

Property ID: R27886

Property Information

property address: 703 GARDEN ACRES

legal description: GARDEN ACRES, LOT 43R

owner name/address: FARINOLA, ADRIANO  
3901 S TEXAS AVE  
BRYAN, TX 77802-4020

full business name:

land use category: vacant type of business:

current zoning: C2 occupancy status: vacant

lot area (square feet): 11,954 frontage along Texas Avenue (feet): n/a

lot depth (feet): 154.09 sq. footage of building: (none listed)

property conforms to: ☐ min. lot area standards ☐ min. lot depth standards ☐ min. lot width standards

lot width: 76.31

Improvements

# of buildings: 0 building height (feet): # of stories:

type of buildings (specify):

building/site condition: empty/vacant lot

buildings conform to minimum building setbacks: ☐ yes ☐ no (if no, specify)

approximate construction date: accessible to the public: ☐ yes ☐ no

possible historic resource: ☐ yes ☐ no sidewalks along Texas Avenue: ☐ yes ☒ no

other improvements: ☐ yes ☒ no (specify) (pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☐ yes ☒ no ☐ dilapidated ☐ abandoned ☐ in-use

# of signs: 0 type/material of sign:

overall condition (specify):

removal of any dilapidated signs suggested? ☐ yes ☐ no (specify)

Off-street Parking

improved: ☐ yes ☒ no parking spaces striped: ☐ yes ☐ no # of available off-street spaces:

lot type: ☐ asphalt ☐ concrete ☐ other

space sizes: sufficient off-street parking for existing land use: ☐ yes ☐ no

overall condition:

end islands or bay dividers: ☐ yes ☐ no landscaped islands: ☐ yes ☐ no

### Curb Cuts on Texas Avenue

how many: 0 curb types: ☐ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☐ no  
if yes, which ones: \_\_\_\_\_

meet adjacent separation requirements: ☐ yes ☐ no meet opposite separation requirements: ☐ yes ☐ no

### Landscaping

☐ yes ☒ no (if none is present) is there room for landscaping on the property? ☒ yes ☐ no

comments: empty lot

### Outside Storage

☐ yes ☒ no (specify) \_\_\_\_\_  
(Type of merchandise/material/equipment stored)

dumpsters present: ☐ yes ☐ no are dumpsters enclosed: ☐ yes ☐ no

### Miscellaneous

is the property adjoined by a residential use or a residential zoning district?

☒ yes ☐ no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? ☒ yes ☐ no

if not developable to current standards, what could help make this a developable property?

accessible to alley: ☐ yes ☒ no

### Other Comments:

DORS NOT MET MIN LA, W, D STANDS